

CORBETT ERIC T
2674 W 3RD STREET
FERNANDINA BEACH, FL 32034

00-00-31-142A-0027-0000

NASSAU COUNTY PROPERTY							PAGE 1 of 1	2
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 2						Tax Dist:		
BUILDING MARKET VALUE						729,518		
TOTAL MARKET OB/XF VALUE						54,759		
TOTAL LAND VALUE - MARKET						380,000		
TOTAL MARKET VALUE						1,164,277		
SOH/AGL Deduction						409,104		
ASSESSED VALUE						755,173		
TOTAL EXEMPTION VALUE						HX HB	50,000	
BASE TAXABLE VALUE						705,173		
TOTAL JUST VALUE						1,164,277		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						1,076,833		
PERMIT NUM				DESCRIPTION		AMT	ISSUED	
20160396				CO ISSUED		0	05/12/2017	
20163279				SWIM POOL		37,000	12/01/2016	
20160396				NEW CONSTR		432,788	02/15/2016	
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1895/1642		12/13/2013	WD	Q	V	02	129,000	
GRANTOR: COOPER KITTY S								
GRANTEE: CORBETT ERIC T								
1875/1842		8/22/2013	QC	U	V	11	100	
GRANTOR: COOPER KITTY S								
GRANTEE: COOPER KITTY S								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2017] W13 N3 W10 S3 W5 S10 W7 PT0=[YR=2017] W10 S34 E31 N12 FOP=[YR=2017] E14 N4 FGR=[YR=2017] N20 W14 S4 E2 S8 W2 S8 E14\$ W14 S4\$ N4 W4 S12 W17 N30\$ S30 E17 N12 E4 N8 E2 N8 W2 N4 E14 N8\$ PTR=E15 FOP=[YR=2017] E10 FUS=[YR=2017] E7 N5 FST=[YR=2017] N5 E5 S5 W5\$ E5 N8 E10 S3 E13 S28 W18 S12 W17 N30\$ S30 E17 N12 E4 S16 W31 N34\$ W15\$ PTR=E75 FUS=[YR=2017] E7 N5 FST=[YR=2017] N5 BAL=[YR=2017] N7 E15 S4 W10 S3 W5\$ E5 S5 W5\$ E5 N8 E10 S11 E13 S20 BAL=[YR=2017] S4 W14 S12 W4 FOP=[YR=2017] W17 N4 E17 S4\$ N16 E18\$ W18 S12 W17 N30\$ W75\$. 								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
80,000								
Common: 380,000 PRINTED 08/02/2023 BY SYS								